

NORTHSHORE

December 2014

NEWSLETTER



BOARD of DIRECTORS for 2015

The Annual Members' Meeting of Homeowners was held on November 17, 2014, with a near 40% assembly of members and proxies to help select three new Directors. Congratulations go out to

David Pleski for his second term, and
Carol Principe as a new partner on the Board.

Regrettably, the third victor, Renee Robbins, had to resign her seat; thus, the remaining Board appointed **Mark Stalder** to fill her position.

A **big** thank you goes out to both Judith Marvaldi and Kathy Janney for their past service to our community.

POOL CONSTRUCTION MINI PROBLEMATIC SUMMARY

May 4 was beginning of site work via Ferpes Bros. removal of remaining tennis court asphalt.

May 20 concrete vendor began their scope of work.

June 2 D&G forecast completion by June 13, 2014.

June 3 Building Dept. placed a **STOP WORK** notice on the project citing D&G General Contracting.

- a.) No protective safety barrier around pool
- b.) No request for inspection prior to pour of concrete (this was short ramp #1)

July 2 revised Permit was issued for re-designed ramp.

Sept. 3 a new concrete vendor began formwork for a second ramp. D&G called for an inspection.

Sept. 10 the Building Dept gave notice re INSPECTION FAILED due to D&G drawings did not match Job site conditions.

- c.) Ramp #2 was mistakenly poured (currently in place)

Since ramp #2 was poured under supervision of D&G, they have paid the vendor in-full for the concrete work; yet have back-charged the Association for same. D&G has suggested moving the fence and gate 5-feet inward under the cabana roof to meet FL Building Code, rather than removing the erroneously poured concrete ramp. D&G's re-design suggestion is not acceptable to the Board.

Monies paid to date are:

\$5,550 paid to Ferpes / contract paid-in-full.
\$7,595 paid to DecorativeConcrete - ramp#1 & more
\$7,844 paid to BKRobbinsFence (2/3 of \$10,500 contract)
\$3,332 paid to D&G GenContract - inclusive to June 4.
24,321 total amount paid to date

\$5,182 amount D&G is charging Association for work performed since June 4.

Your new Board of Directors is working to (1) define a ramp that meets the Florida Building Code, our future needs and current expectations and budget; and (2) reach a reasonable financial settlement with D&G in order to complete the project, without paying for three ramps and D&G's errors.

BOAT DOCK

Donations to this project have reached \$6,325. Would you like to assist in this great project? Join our committee to help design and work with the contractor on this next project. Contact Ruth Riebel at 407.699.9690 to learn more about their next meeting.

ASSESSMENTS for 2015

Please make adjustments at your bank if you have auto payments to the HOA. The 2015 budget has increased by \$5 per month. Monthly coupons have been mailed instructing the \$116 per month. Of the \$5 increase, \$3.83 will be deposited into RESERVES to help cover the on-going pool project and other future upgrades such as street signs, wall repairs, and dock.

YARD SALE

Another great year for community yard sale!
Kudos go out to Karen Ganson, 828 Westshore Ct., for chairing this event; however, as with most projects, it was a group effort and many-many thanks to all the others who assisted, participated, and endured the invasion! It's always a fun event as many of the visitors and customers are also your neighbors

SEALING OF THE ROADS

This project was postponed in anticipation of the completion of Parkshore II construction project. After review of all proposals, the high-and-low bidders were disregarded, and contract was awarded to All County Paving, at \$11,315 including filling of potholes, and striping. We've re-scheduled for January. Additional instructions to follow.

ARCHITECTURAL REVIEW BOARD

Mark Stalder has again volunteered to act as Chair for above committee. However, Mark is looking for a few good men or women to join his new team. The job consists of viewing diagrams/data for upgrades to homes in keeping with the original design of the community. This involves perhaps 6 to 9 inquiries per year. Please contact Mark at 407.695.1734 if this is a position you could support and nourish.

This newsletter is distributed to homeowners and tenants. If you have any question or concerns about your community, contact our HOA manager at 407.327.5824 or email Lisa.Donohue@EPMServices.com. a Home Encounter company, 4407 Vineland Rd, Ste D15 Orlando 32811

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